



Hattons Court
Melbourne Derby

Hattons Court Melbourne Derby DE73 8HR

for sale guide price
£235,000



Property Description

A well presented, re-decorated & carpeted three bedroom modern mid town house with views over the cricket grounds to the rear, allocated parking space, garage and enclosed private garden. The property has been re-furnished prior to marketing and has a gas fired central heating system and UPVC double glazing with accommodation briefly comprising:- Entrance hall, lounge with laminate flooring, dining kitchen with integrated appliances. To the first floor are three well proportioned bedrooms and shower room. Outside:-To the front of the property is a block paved courtyard with off road parking allocated for this property for one vehicle. There is a garage opposite with a pitched roof and up and over door for parking inside the garage. To the front door area is a covered storm porch with block paving to the porch area, lantern light.

To the rear is outside lighting, a tap, power sockets, a particularly private garden which is walled and fenced either side, paved patio and blue brick raised border inset with a variety of mature trees and shrubs, a decked path leads down the garden, a timber sleeper edged raised flower bed inset with shrubs, the garden backs directly on to the cricket playing fields, there is a steel shed included in the sale.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the

calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Front half double glazed UPVC entrance door leading to:-

Entrance Hall

Having central heating radiator, ceramic tiled flooring, stairs off to the first floor, beamed ceiling with inset spotlights, panelled door to:-

Lounge

14' 5" x 12' 11" (4.39m x 3.94m)

Having UPVC double glazed sliding patio doors to the rear giving aspect and access to the garden, laminate flooring, central heating radiator, beams to the ceiling, two wall light points, panelled door off to a useful understairs store which also houses the electric meter and the Worcester boiler providing the property with domestic hot water and central heating, new laminate flooring to be fitted, panelled door off to :-

Dining Kitchen

11' 10" x 9' 5" (3.61m x 2.87m)

Kitchen Area having a range of matching base and wall units with composite stone granite work surfaces over, single drainer one and a quarter bowl enamel sink unit with chrome mixer tap over, ceramic tiled splashbacks, two UPVC double glazed windows to the front elevation, integrated appliances comprising Neff electric fan assisted oven, four burner gas hob and extractor hood, plumbing and space for an automatic washing machine, under unit space for a fridge, white goods can be included with the selling price, laminate flooring, beams to the ceiling.

Dining Area has UPVC double glazed window and half glazed composite door to the rear giving access to the garden, central heating radiator, laminate flooring continues through.

The fan in the kitchen area is a mechanical ventilation heat recovery unit that recover waste heat from the outgoing air, pumping fresh air back in to the room that is pre warmed.

First Floor Landing

Having open spindle balustrade, access to a very well insulated loft. On the landing there is a solartube light with a light fitting within, providing natural light to the landing area, panelled door off to:-

Bedroom One

10' 9" x 10' 2" (3.28m x 3.10m)

minimum measured to the front of a range of fitted wardrobes

Having three double door fronted fitted wardrobes with hanging rails and shelving, to the rear elevation is a UPVC double glazed reversable window for easy cleaning and means of escape giving open views over the cricket pitch to the rear, central heating radiator, laminated flooring, opening to:-

Shower Room

Having a three piece white suite comprising corner glazed shower cubicle with a mains chrome shower over, bifold glazed shower door, wash hand basin, low level WC, ceramic tiled walls with feature border tile, ceramic tiled flooring, solar tube light and

inset spotlights to the ceiling.

Bedroom Two

9' 9" x 8' 8" (2.97m x 2.64m)

Having new fitted carpet, two UPVC double glazed reversible easy clean windows to the rear elevation with aspect over the cricket pitch and the trees which gives a degree of privacy in the garden, central heating radiator.

Bedroom Three

8' 9" x 6' 10" max (2.67m x 2.08m max)

Including the bulkhead from the stairs, which has been built over to provide a useful overstairs store which is really deep and has fitted shelving for ease of storage, having been redecorated and with new carpets, UPVC double glazed window to the front elevation, central heating radiator.

Bathroom

Having a three piece white suite comprising ball and claw foot period style bath with side mounted taps, pedestal wash hand basin, low level WC, the fan in the bathroom is a mechanical ventilation heat recovery unit that recover waste heat from the outgoing air, pumping fresh air back in to the room that is pre warmed, two UPVC double glazed opaque windows to the front elevation, inset spotlights to the ceiling, ceramic tiled walls and flooring, wall mounted chrome heated towel rail.

Outside

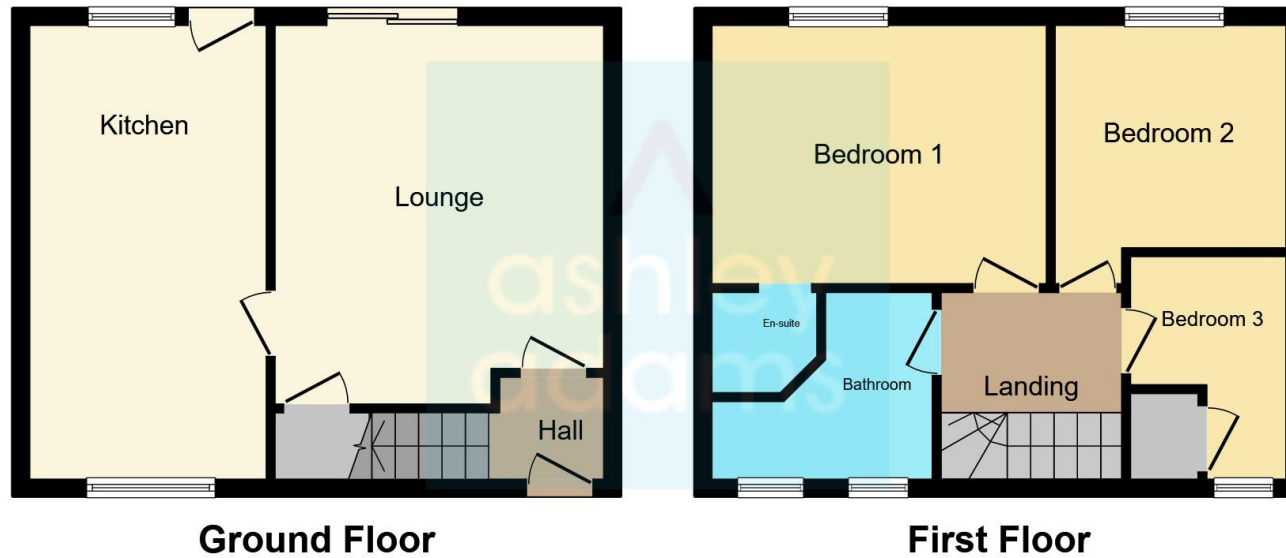
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Property Ref: MEL205625 - 0003

Tenure:Freehold EPC Rating: C Council Tax Band: C

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